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PREMIUM PROPERTIES

Retail Plaza | 9350

W Us-192 Hwy

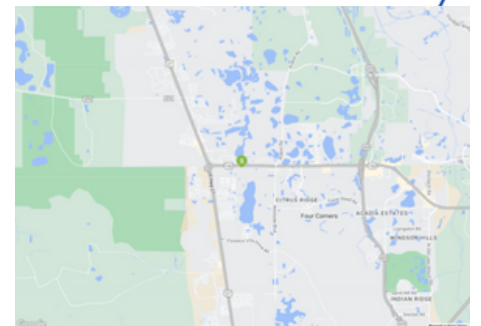
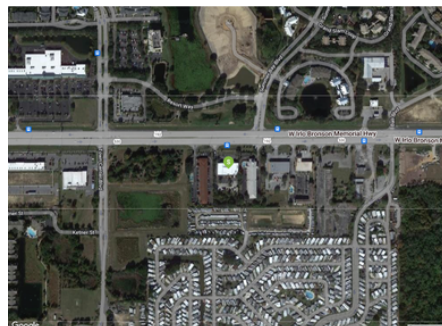
Clermont, FL 34714

RETAIL SPACE FOR LEASE | RETAIL PLAZA ON 192

9350 W Us-192 Hwy

Clermont, FL 34714

1800 SF Retail on 192 Plaza



OZAN CIFCI

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floridacommerciallisting.com

9350 W Us-192 Hwy

Clermont, FL 34714



Future View of Plaza Renderings to be completed 2024:



PROPERTY DESCRIPTION

Locator Map 1800 SQF Retail/Office Space located on 9350 Us Highway 192 Clermont FL close to US Highway 27 and Avalon Rd Winter Garden surrounded by Hospitality Businesses Hotels, Time Shares and Motels and Major Retailers ALDI, Denny's and across the street from Publix Shopping Center at Summer Bay. 4.4 Parking Ratio, 14 Ft Ceiling Height with designated Bathroom plumbing connected and private office space with exit door to back parking space. According to Florida Traffic Online 49,500 AADT(Annual Average Traffic) activity in front of the property is underway major exterior redevelopment in early next year and NNN Lease structure asking \$28 PSF Base Price + \$7 CAM total of \$35 PSF Annual.

OFFERING SUMMARY

COUNTY	Polk
APN	26-25-01-000000-011040
Cross Street	W Irlo Bronson Memorial Hwy
Traffic Count	49,500
Square Feet	1800
Annual Rent PSF	\$28
Lease Type	NNN

Notes \$28 PSF Base + \$7 CAM

POPULATION	1.00 MILE	3.00 MILE	5.00 MILE
		4,752	41,857

AVERAGE HOUSEHOLD INCOME	1.00 MILE	3.00 MILE	5.00 MILE
		\$74,459	\$79,909

NUMBER OF HOUSEHOLDS	1.00 MILE	3.00 MILE	5.00 MILE
		2,206	16,366

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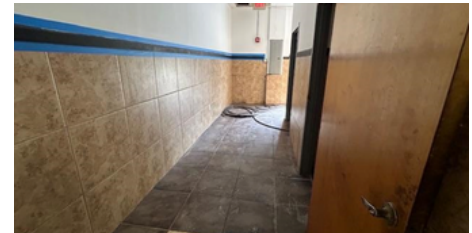
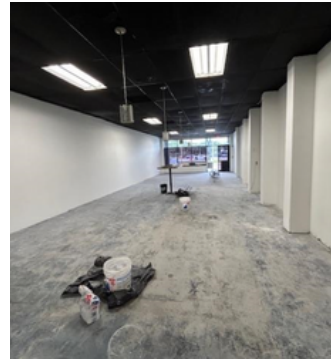
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PROPERTY FEATURES

TOTAL TENANTS	6
BUILDING SF	15,520
GLA (SF)	14,400
LAND SF	88,353
LAND ACRES	2.03
YEAR BUILT	2003
YEAR RENOVATED	2005
ZONING TYPE	C-3
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	64
PARKING RATIO	4.4
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Explore Resorts
EAST	Quality Inn
WEST	Serena Inn

CONSTRUCTION

FOUNDATION	Stucco/Block
EXTERIOR	Stucco
PARKING SURFACE	Asphalt



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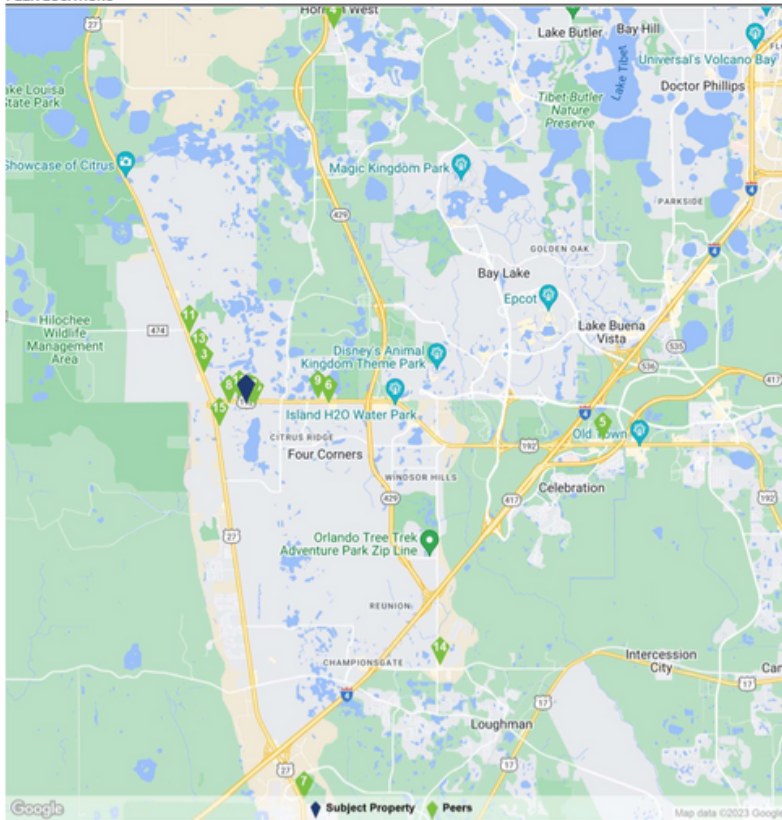
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Peer Properties Summary

9350 W Us-192 Hwy

No. Peers **NNN Market Rent/SF** **Availability Rate** **Vacancy Rate**
17 **\$27.13** **6.1%** **4.8%**

PEER LOCATIONS



Peer Properties Summary

9350 W Us-192 Hwy

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 Building 1 5742 Hamlin Groves Trl ★★★★★	2021/-	8.6 mi	28	12,000	-	0	0%	0%	\$39 - 48 (Est.)
2 Building 4 5724 Hamlin Groves Trl ★★★★★	2023/-	8.7 mi	29	12,420	-	3	100%	100%	\$45.00
3 628 S Us-27 Hwy ★★★★★	2009/-	1.2 mi	41	8,839	-	0	0%	0%	\$32 - 39 (Est.)
4 Building 3 5730 Hamlin Groves Trl ★★★★★	2022/-	8.7 mi	29	7,713	-	0	0%	0%	\$29 - 36 (Est.)
5 6117-6129 W Irlo Bronson... ★★★★★	1998/2000	8.1 mi	65	16,196	-	0	0%	0%	\$26 - 32 (Est.)
6 8556 W Irlo Bronson... ★★★★★	1988/2003	1.9 mi	28	13,118	-	0	0%	0%	\$26 - 32 (Est.)
7 9350 W Us-192 Hwy ★★★★★	2003/-	0.00 mi	25	14,400	-	0	0%	0%	\$25 - 30 (Est.)
8 Deer Creek Crossings 42605-42681 Hwy 27 ★★★★★	2006/-	9.0 mi	25	26,956	-	0	0%	0%	\$24 - 29 (Est.)
9 Four Corners Carribe... 9722-9742 W US Highway... ★★★★★	2006/-	0.38 mi	30	16,231	La Nueva Isla Supermarket	0	0%	0%	\$22 - 27 (Est.)
10 8701 W IRLO BRONS... ★★★★★	2007/-	1.6 mi	28	18,220	-	1	18.4%	0%	\$21 - 25 (Est.)
11 9310 US Highway 192 W ★★★★★	2004/-	0.07 mi	24	12,400	-	0	0%	0%	\$19 - 24 (Est.)
12 Sunrise Plaza 1529 Sunrise Plaza Dr ★★★★★	2005/-	2.0 mi	49	9,640	-	0	0%	0%	\$19 - 23 (Est.)
13 17805 192 ★★★★★	2001/-	0.17 mi	25	17,909	-	0	0%	0%	\$18 - 22 (Est.)
14 South Lake Complex 1050 Us Highway 27 ★★★★★	1998/-	1.5 mi	37	27,000	-	0	0%	0%	\$22.00
15 7531-7571 Osceola Po... ★★★★★	2007/-	7.3 mi	14	25,027	-	0	0%	0%	\$21.75



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